Al Noor Cargo city Gwadar

- Largest Commercial Project of Gwadar
- In Front of Gwadar Seaport
- Nearest to Gwadar Airport
- Facing Baluchistan Broadway
- At The Junction of Coastal Highway

The Largest Commercial Centre of Gwadar in Front of Seaport

Gwadar Development Authority

Approved by

GDA

NOC # 05/05/COM/GDA

DATED : 23/05/05

Al Noor Cargo city Gwadar

NO OBJECTION CERTIFICATE

Issued by

Gwadar Development Authority

NOC

GWADAR DEVELOPMENT AUTHORITY

Ref. 408/03-08/TPS/Com/05/GDA Date: 07/09/05

TO WHOM MAY IT CONCERNED.

It is certified that the NOC No. o5/05/Com:/GDA, dated 23rd May 2005 was issued in favour of Hoth Shafi Mohammad S/O Haji Murad , NIC No.52101-0569505-3 Resident of Habib KLashkari Ward, Gwadar & Ibrar Khan Niazi, 35202-1495781-1, resident Niazi House-168, Multan Road, Lahore resectively for **"AL-NOOR CARGO CITY,"**. This is a project of Al-Noor Builders & Developers and **S.P. Enterprises**, (Pvt :) Limited, Gwadar. The scheme situated at Khatoni/ Khewait No.55/55, Khasara No. 127, 128 and 132, Moza Shakani Dar, Tehsil & District, Gwadar, consisting on 105.51 acres.

2. It is further certified that the scheme having 614 no of plots of different categories.

7/9/2005 DIRECTOR(T.P) Gwadar Development Authority

[RAFIQUE AHMED BALOCH)
Director (Town Planning)
Gwadar Development Authority
Gwadar.

- Sectional Master File.

Governor House Road, ☎ & Fax: +92-0864-210953, 211775

Expo & Display Centres

5 Star & 4 Star Hotels

Commercial High Rise

Business Centres

Banks & Leasing Co.

Clearing & Forwarding

Cargo & Shipping Co.

Community Services

Why to Invest in Gwadar?

Al Noor Cargo city Gwadar

1. Gwadar port is the largest and deepest seaport in the middle of world and has been fully operational.
2. Gwadar port has 70% business from sea to sea.
3. Gwadar is becoming the largest business centre of the world because it is strategically important for all the countries.
4. China, Japan, Korea, Taiwan, Singapore, Hong Kong, Malaysia and Indonesia are on extreme right side of the world and produce 80% goods of the world, they want to use Gwadar seaport as a Business centre to sell their Goods to Asia, Africa, Middle East, Europe and America.
5. Gwadar is a place which will be required by all super powers of the world to boost their business activities (immediately).
6. Gwadar is a gateway for land-locked countries including Afghanistan, Russia, Tajikistan, Azerbaijan, Uzbekistan, Kazakhstan, Turkmenistan, Kyrgyzstan, Georgia and Armenia.
7. Gwadar will be more beautiful than any other city of the world because it will be the most modernized business centre of the world where almost every nation will rush.
8. Saudi Arabia has build 4 new cities to trade through Gwadar.
9. Gwadar will produce job opportunities for Pakistanis and people from different countries including India, Bangladesh, Philippine etc. to construct thousands of buildings inside Gwadar and thousands of factories outside the Gwadar.
10. Gwadar is a duty free and tax free largest seaport which is centrally located on world map.
11. In future Gwadar will be famous for its High Rise Commercial Centres, Parks, Roads, Universities, Hospitals, Clubs and Business/ Career Opportunities.
12. Thanks to Allah, now the port is fully operational. In every second the best locations of Gwadar are running out. Value of property is always with location. Prices are increasing very rapidly. If you will have a plot on the best location, high rise building will be completed with people money. If you late, you may have to purchase a flat in Gwadar on unbelievable price.
13. May be you are loosing a great chance which Allah may wants to give you because a plot booked on installments can bring you among world's richest people.
14. Gwadar is in Pakistan and we are Pakistanis. After a short period of time the whole world will rush to Gwadar then it will be very difficult to find a plot on best location.
15. Get in immediately, you may be (as if late) the last person standing in the queue.

گوادر میں ہی سرمایہ کاری کیوں؟

- گوادر کی بندرگاہ دنیا کے وسط میں دنیا کی سب سے بڑی اور گہری بندرگاہ ہے گوادر کی بندرگاہ مکمل تعمیر ہونے کے بعد آپریشنل ہوچکی ہے۔
- گوادر کا 70 فیصد بزنس سمندر سے سمندر میں ہے۔
- گوادر دنیا کے سنٹر میں ہونے کی وجہ سے پوری دنیا کی درآمدات اور برآمدات کی بین الاقوامی تجارتی منڈی بن جائیگا۔

- 80 فیصد استعمال کی چیزیں بنانیوالے ممالک چین، جاپان، کوریا، تائیوان، سنگاپور، ہانگ کانگ، ملائیشیا اور انڈونیشیا دنیا کے انتہائی دائیں طرف ہیں یہ ممالک ایشیا، افریقہ، مڈل ایسٹ اور امریکا کو اپنی چیزیں بیچنے کیلئے گوادر کو بزنس سنٹر بنانا چاہتے ہیں۔
- افغانستان، روس، تاجکستان، آزربائیجان، ازبکستان، قزاقستان، ترکمانستان، قرغستان، جورجیاء، یوکرائین اور آرمینیا وہ ممالک ہیں جن کا انحصار صرف گوادر بندرگاہ پر ہوگا۔

- گوادر کے لاکھوں پلاٹوں پر لاکھوں ہائی رائز بلڈنگز ہوں گی گوادر شہر کے باہر دنیا بھر کی لاکھوں فیکٹریاں لگیں گی کام کرنے کیلئے انڈیا، بنگلہ دیش، فلپائن سے لوگ منگوانے پڑیں گے۔
- گوادر کی ابھرتی ہوئی لوکیشن کو دیکھتے ہوئے دبئی کی بڑی بڑی کمپنیوں نے گوادر میں اپنی سوسائیٹیز قائم کرلی ہیں کیونکہ تجارت کی دنیا کا مرکز یقیناً گوادر ہی ہے۔

- حکومت پاکستان کی جانب سے فراہم کردہ شاندار رعایتوں کی بدولت جیسے کاروبار پر ٹیکس کی چھوٹ، علاقے کو فری اکانومی قرار دینا اور گوادر کی بندرگاہ کو فری پورٹ کا درجہ دیا جانا ایسی چند سہولیات ہیں جو مستقبل قریب میں عالمی تجارت کو فروغ دینے میں ایک اہم کردار ادا کریں گی لہذا آج کی سرمایہ کاری کل کے شاندار اور قابل رشک مستقبل کی ضمانت ہوگی۔

- خُدا کا شکر ہے کہ گوادر بندرگاہ جو کہ چند سال سے بن رہی تھی اب مکمل طور پر آپریشنل ہوچکی ہے۔ دنیا کے بڑے بڑے جہاز لوڈ اَن لوڈ ہو رہے ہیں بندرگاہ پوری دنیا کے بزنس کے لیے کُھل چکی ہے۔ ہر سیکنڈ میں اچھی لوکیشنز فروخت ہورہی ہیں پراپرٹی کی اہمیت ہمیشہ لوکیشن کی وجہ سے ہوتی ہے قیمتیں انتہائی تیزی سے بڑھ رہی ہیں۔ اچھی لوکیشن پر پلاٹ حاصل کریں گے تو ہائی رائز بلڈنگ لوگوں کے پیسے سے بن جائیگی اگر کچھ تاخیر کی تو کسی کی بلڈنگ میں کئی کروڑ کا فلیٹ لینا پڑے گا۔

- کہیں ایسا تو نہیں کہ قدرت نے جو سنہری موقع آپ کو عطا کیا ہے وہ کسی وجہ سے آپ خود ضائع کر رہے ہیں کیونکہ ماہانہ آسان اقساط سے بک کروایا ہوا پلاٹ آپ کو دنیا کے امیر ترین لوگوں میں شمار کرسکتا ہے گوادر پاکستان میں ہے اور ہم پاکستانی ہیں بہت ہی کم عرصہ میں دنیا کے کروڑوں تاجروں کا رُخ گوادر کی طرف ہوجائے گا پھر گوادر کی زمین اچھی لوکیشن پر خریدنا تقریباً ناممکن ہوجائے گا۔

Our Focus

To Build a Creative and an Innovative Commercial Hub

We at Al-Noor Cargo City are focused to develop a creative and an innovative commercial city adjacent to Gwadar Seaport. The city will boost commercial activities related to globally emerging deep seaport of Gwadar. We have inaugurated the city and have a great focus in our mind. We are engaging world's legendary vendors and services providers to turn our dream into reality.

Our Strategy

We believe in strategic development to ensure maximum return on investment for all stakeholders. We are not just selling plots; we are building an emerging future city, where your dreams will come true. We are not building a commercial city for the sake of commercial city; we are developing a memorable project for coming generations.

This great city will rise on Gwadar-map with 100% self-contained commercial zone. Al-Noor Cargo City has reserved plots (block-wise) for local and international ventures to provide host of services to ensure 24 hours smooth commercial activities, which is a magnitude of our vital and responsible approach.

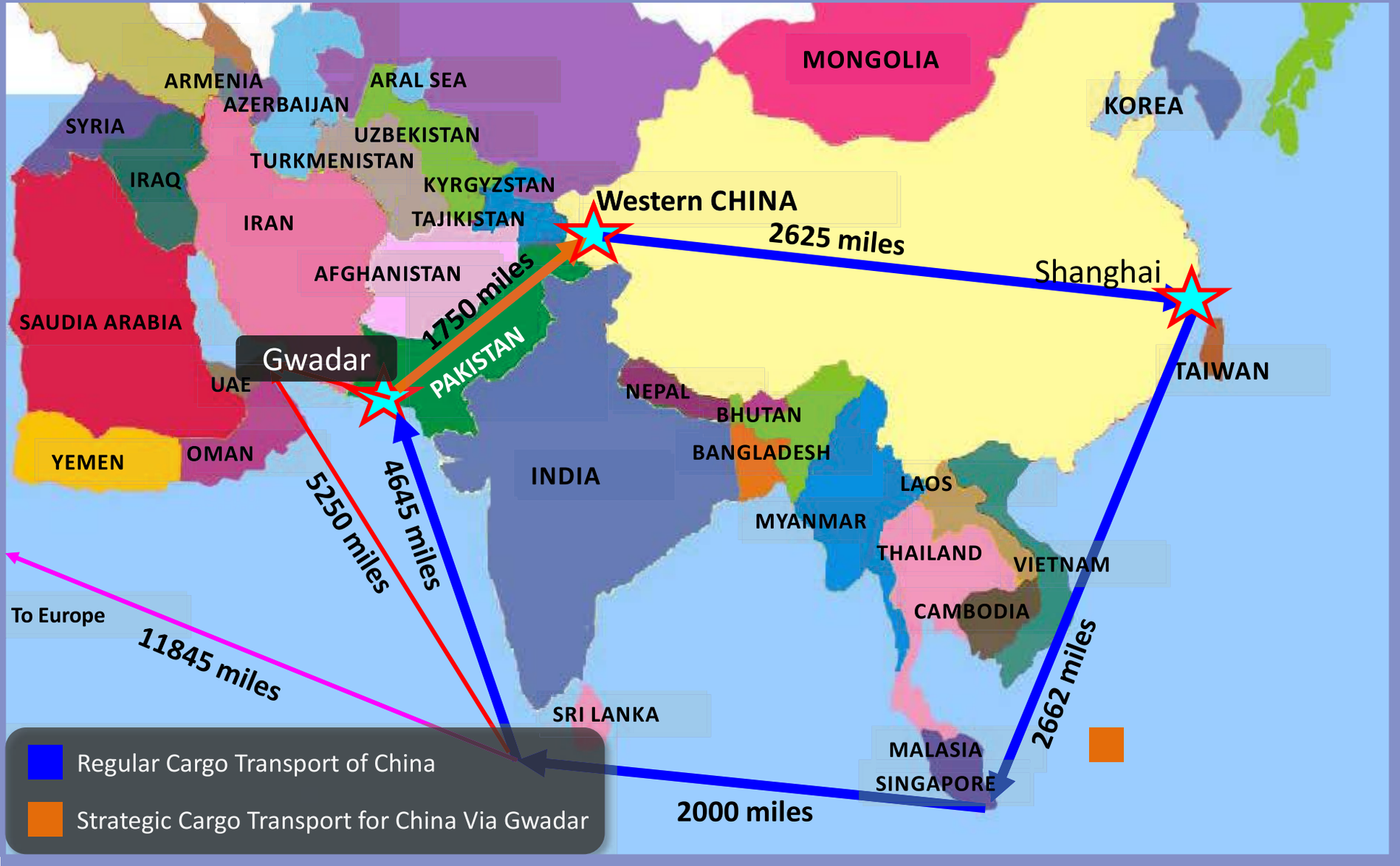
Gwadar on World Map

Largest & Deepest Seaport in the Middle of the World

Al Noor Cargo city Gwadar

Shipping Distance through Shanghai Port

SAVING
Cost | Time | Distance



Pak-China Economic Corridor

Al Noor Cargo city Gwadar

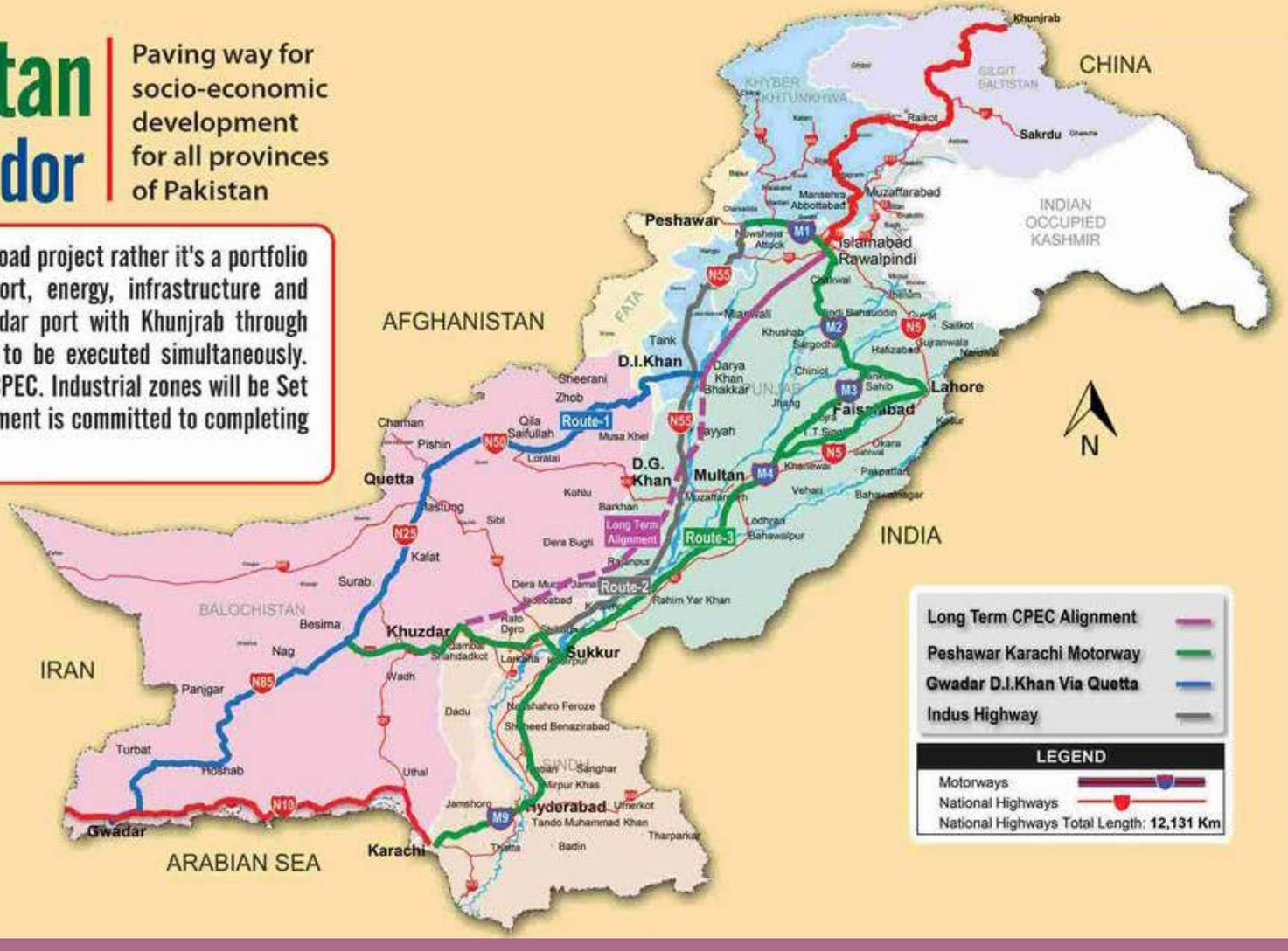
China-Pakistan Economic Corridor

Paving way for socio-economic development for all provinces of Pakistan

CPEC is not just a name of any single road project rather it's a portfolio of projects which include Gwadar Port, energy, infrastructure and industrial zones. It will connect Gwadar port with Khunjrab through Western, Central and Eastern routes to be executed simultaneously. There is no change in original plan of CPEC. Industrial zones will be Set up in all the provinces. Elected government is committed to completing the western route on priority.

Salient Features:

- 16,400 Mega Watt additional electricity through coal, hydel, wind and solar energy;
- 2400 km trade corridor between Kashghar (China) and Gwadar through different routes;
- Upgradation and modernization of Karachi-Peshawar Railway track (ML-1);
- Establishment of new economic zones in all 4 provinces and regions;
- Development of port infrastructure and construction of new airport at Gwadar.



Motorway & NHA Plans

Legend

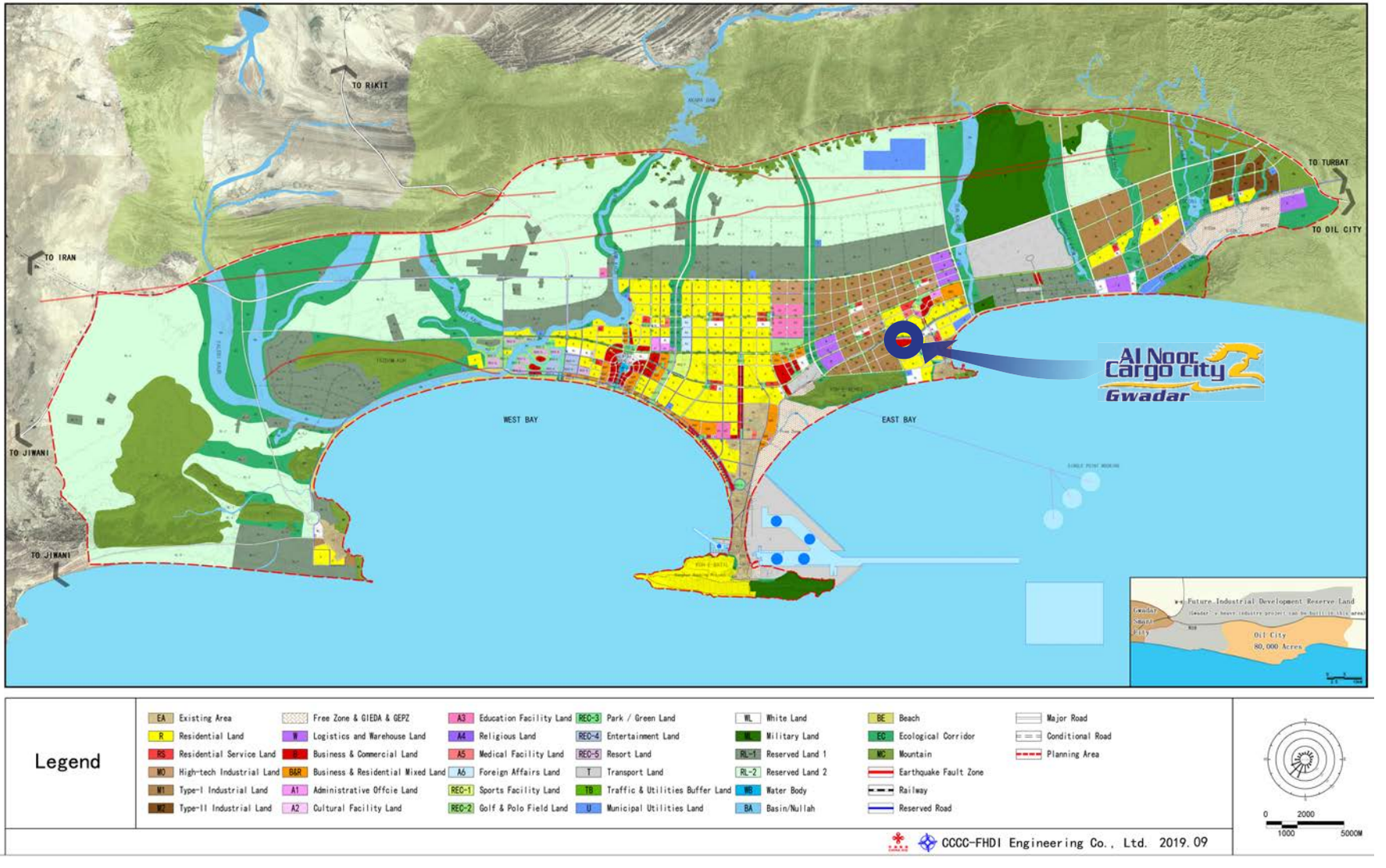
- National Highway
- Motorway (Operational)
- Motorway (Under Construction)
- National Capital
- Provincial Capital
- City/Town
- Provincial Boundary
- International Boundary

Route Details		Total
S-1	KKH (Gilgit) - Skardu Road	167
S-2	Kohala-Muzafarabad Road	40
Total		**207**

Route Details		Total
M-1	Islamabad-Peshawar Motorway	155
M-2	Lahore-Islamabad Motorway	367
M-3	Pindi Bhattian-Faisalabad Motorway	53
M-4	Faisalabad-Multan Motorway	243
M-5	Multan-D.G.Khan	84
M-6	D.G.Khan-Kakkar	467
M-7	Kakkar-Karachi	280
M-8	Gwadar-Hoshab Section	892
M-9	Karachi Hyderabad Motorway	136
M-10	Karachi Northern Bypass	57
Total		**2,734**

Gwadar Master Plan

Hope for the good, plan for the best



First Cargo Ship at Gwadar Port

Al Noor Cargo city Gwadar

Pakistan's History Breakthrough
Largest Vessel (to date) carrying
72,000 Metric Ton of Wheat.

History of Gwadar City

In AD 711, Muhammad Bin Qasim captured the town of Gwadar

Since 1783, the Gwadar was part of Oman (the State of Muscat)

In 1838, the British gave full concentration to Gwadar area

In 1863, British installed first telegraphic station at Gwadar

In 1958, Pakistan purchased Gwadar for 3 million pounds, from Oman

In 1970, Gwadar became District of Balochistan

Port History

In 1993, Feasibility Studies started by Pakistan for a deep seaport at Gwadar

In Nov 2004, A Chinese cargo vessel carrying port building equipment successfully berthed at Gwadar port

In March 2005, Phase I of Gwadar Port project completed and the port inaugurated by the Chinese Premier

Ceremony For the Operation of Gwadar Port

Control of Gwadar Port Transferred to China

Pak-China to Build Kashgar to Gwadar Economic Corridor

Al Noor Cargo city
Gwadar

Al Noor Cargo City
is largest commercial project
of Gwadar
النور کارگوسٹی
گوادر کا سب سے بڑا کمرشل پراجیکٹ ہے

Al Noor Cargo City
is situated nearest to Gwadar port
النور کارگوسٹی گوادر پورٹ سے قریب ترین
جگہ پر واقع ہے

Salient Features
نمایاں خصوصیات

Al-Noor Cargo City
is situated between Airport and
Gwadar port
یہ گوادر پورٹ اور ائرپورٹ کے درمیان واقع ہے

Al Noor Cargo City
is situated at distance 800 meters
from sea
یہ سمندر سے صرف 800 گز کے فاصلے پر واقع ہے

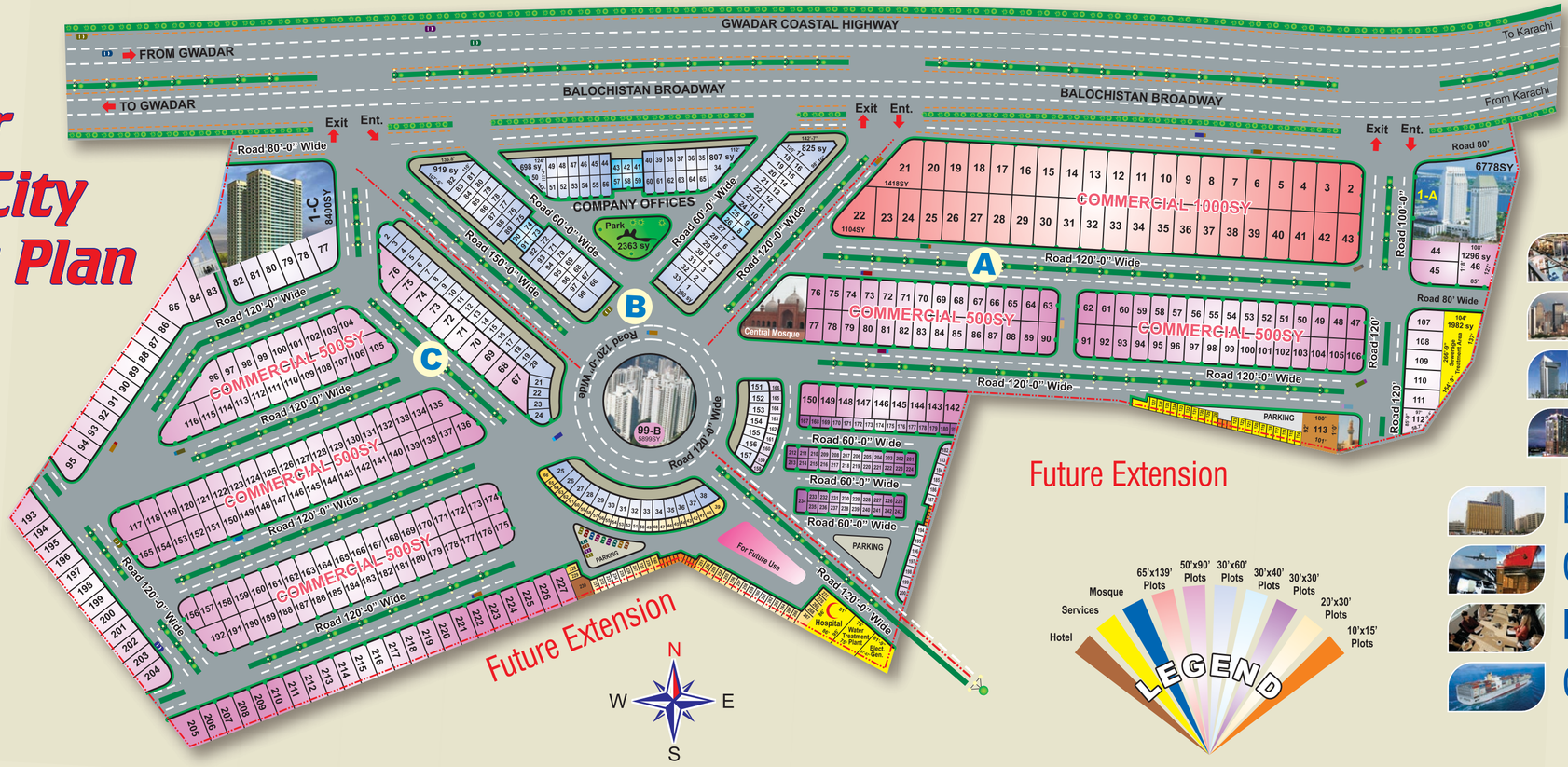
It is only project that is situated at
the junction of Coastal Highway,
Balochistan Broadway, Gwadar port
and Airport.
یہ گوادر کا واحد کمرشل پراجیکٹ ہے جو کہ کوسٹل ہائی وے،
بلوچستان براڈوے، گوادر پورٹ اور ائرپورٹ کے سنگم پر واقع ہے

All roads of Al-Noor Cargo City are
120 and 150 feet wide with
Green Belts.
النور کارگوسٹی چونکہ گوادر کا سب سے بڑا کمرشل سینٹر ہے اس لیے
اس کی تمام سڑکیں ۱۵۰ اور ۱۲۰ فٹ کشادہ رکھی گئی ہیں

Hospital, Telephone exchange, Jamia Masjid,
Post Office, Fire Brigade, Police Station,
Park, Health Club and Public Library.
ہسپتال، ٹیلیفون ایکسچینج، جامع مسجد، ڈاکخانہ، فائر بریگیڈ، پولیس اسٹیشن،
پارک، ہیلتھ کلب اور پبلک لائبریری

Carpeted Roads, Foot Path, Street Lights, Sewerage,
Drainage, Underground Electricity, Water Supply,
Gas, Phone, Cable, Recycling System,
Water Desalination Plant, Parks and Green Belts.
کارپٹڈ سڑکیں، فٹ پاتھ، اسٹریٹ لائٹس، سیوریج، ڈرینج، انڈرگراؤنڈ الیکٹرسٹی، واٹر سپلائی، گیس،
فون، کیبل، ری سائیکلنگ سسٹم، واٹر ڈی سیلینیشن پلانٹ، پارکس اور گرین بیلٹس

Al-Noor Cargo City Master Plan



Approved by GDA
NOC # 05/05/COM/GDA
DATED : 23/05/05
Gwadar Development Authority

Future Extension

Al Noor Cargo city Gwadar

The Largest Commercial Project of Gwadar

Expo & Display Centres

Commercial High Rise

Business Centres

5 Stars & 4 Stars Hotels

Banks & Leasing Co.

Clearing & Forwarding

Importers & Exporters

Cargo & Shipping Co.

Port Operational Buildings

Port Operation Office

Hotel & Corporate Centre

Gwadar Port Civic Center

Gwadar Expo Center

Gwadar Seaport Aerial View

Gwadar Port Cranes

Port Operations

Urea Vessel Arrived at Gwadar Port

Warehouse & Storage Facilities

Queue of Loaded Trucks

Offloading Urea Vessel

Trucks of Various Logistic Companies

Offloading Urea Vessel

Government Offices

Gwadar Development Authority

Town Planning and
Building Directorate (GDA)

Governor House

Gwadar Port Authority Building

National Highway Authority

Police Check Post

Airport, Bridges, Dams

Government Projects

Gwadar Industrial Estate

Gwadar Industrial Estate Office

Gwadar Industrial Estate
Main Entrance

Gwadar Industrial Estate
Site Office

Gwadar Industrial Estate
Project Development

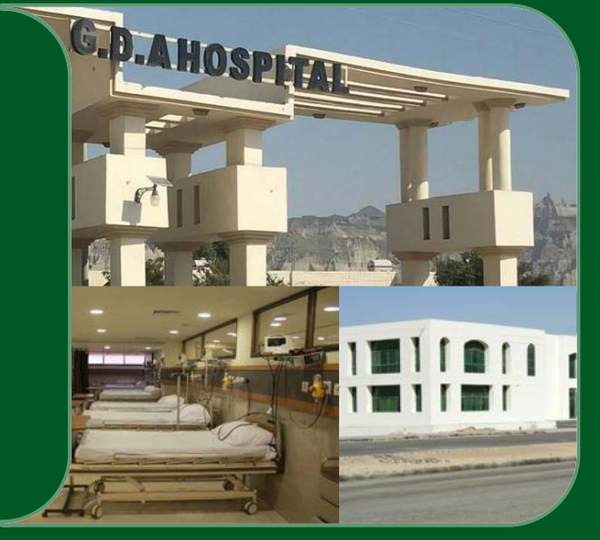
Gwadar Industrial Estate
Project Development

Private Projects

Community Services

Gwadar Bar Association

Sports Complex



350 Bedded Hospital

GDA School

Water Desalination Plant

GDA Market

Hotels & Resorts

PC Hotel

Royal Restaurant

Sadaf Resort

Sea View Hotel

Hotel Marjan

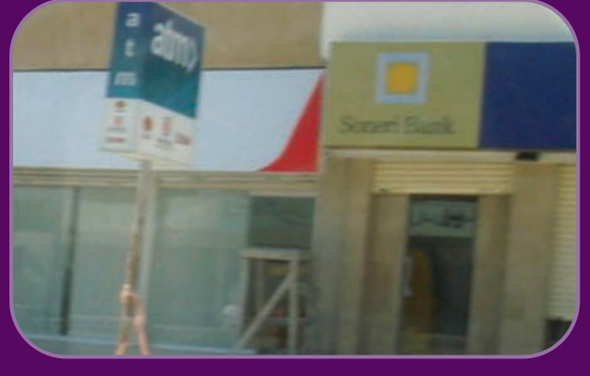
Gwadar Tourist Hotel
(Bakhshi Hotel)

Islamabad Hotel

Hotel Sur Creek

Financial Institutions

Sign of Progress



Integrated Roads Network

Amusement

GDA Family Park

GDA Family Park

Freedom Rally at Gwadar

Water Sports

Beach Safari at Gwadar

Freedom Rally at Gwadar

Scenic Beauty Gwadar

Al Noor Cargo city Gwadar

Scenic Beauty Gwadar

Al Noor Cargo city Gwadar

Al Noor Cargo city Gwadar

Gwadar International (Pvt) Ltd.

Azhar Bhatti
(Director International Marketing)

URBAN VISTA ARCHITECTS

Marketing Associates

"Gwadar International (Pvt) Ltd." and "Urban Vista Architects & Associates" both are sister concern with a complete joint venture setup. The group is operating the world's largest marketing network throughout the world. Anywhere, Gwadar is discussed, our name reflects like a shining star due to its honesty, determination, principle, reliability and dignity. That's why all the most important societies inside Gwadar city on all the important locations are marketed by us.

Following are new and very important projects, on excellent locations, marketed by us:

- **Al Noor Business Tower Gwadar**
- **Gwadar International Trade Tower**
- **Gwadar Commerce & Trade Tower**
- **Pak China Friendship Tower**
- **Gwadar Business Square**
- **Gwadar Heights**
- **Gwadar Central Tower**
- **World Trade Tower Gwadar**
- **Al Noor Cargo City (Commercial)**
- **Al Noor Industrial Estate (Shatangi)**
- **Al Noor Truck Stand (Shatangi)**
- **Sara-e-Noor**
- **Noor Marwa**
- **GDA Bolan**

Coming Towers

New High Rise Commercial Towers in Al Noor Cargo City, Gwadar

www.alnoorgwadar.com

AZHER BHATTI
CEO
Gwadar International
(Pvt) Ltd.
Cell: 0302-8448558

URBANVISTA
ARCHITECTS

Head Office: FF-64, Street No. 2, Phase 4, DHA, Lahore.
Main Office: Villa No. 53, Executive Block, Divine Garden, Adjustment Metro Super Store, Near to Airport, Lahore. Cell: 0092-302-8448558, 0336-4440064
E-mail: info@gwadarinternational.com, URL: www.gwadarinternational.com